



THE
A-TEAM

**RE/MAX
FIRST**

1107 CHINOOK WINDS Circle, Airdrie T4B 5S7

MLS®#: **A2180739**

Area: **Chinook Gate**

Listing Date: **11/22/24**

List Price: **\$670,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,519 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,890**
Low Sqft:
Ttl Sqft: **1,890**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction:
Asphalt
Flooring:
Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dryer,Electric Stove,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`11"	Family Room	Main	13`2" x 11`11"
Living Room	Main	16`2" x 13`5"	4pc Ensuite bath	Second	4`11" x 10`5"
Bedroom	Second	9`3" x 11`6"	Laundry	Second	4`11" x 7`3"
4pc Bathroom	Second	4`11" x 8`4"	Kitchen	Main	11`7" x 17`4"
Dining Room	Main	7`0" x 11`4"	4pc Bathroom	Basement	4`11" x 8`4"
Bedroom	Second	9`5" x 15`0"	Family Room	Basement	13`9" x 19`10"
Bedroom - Primary	Second	14`10" x 19`1"	Bedroom	Basement	12`0" x 11`10"
Game Room	Basement	17`5" x 11`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310544**

Zoning: **R1-L**

Remarks

Pub Rmks: **Welcome to this fully upgraded brand new single-family home located in the up-and-coming neighborhood of Chinook Gate in Airdrie. This is a fantastic opportunity to own a Brand new home without the wait! Built in 2024, this never-occupied home includes the Alberta New Home Warranty from the builder. With approximately 2703 sq ft of living space, this property features an FINISHED BASEMENT , a concrete parking pad WITH double detached garage, 4 bedrooms, 3.5 bathrooms, 2 living areas and a lot more to explore. The main floor boasts two spacious living areas, a generously sized kitchen with a pantry, and a dining area. Step inside to find a bright and inviting first living area with a large window. Sleek stainless steel appliances give the kitchen a stylish edge, while the open layout seamlessly connects to the family room, which is filled with natural light from large windows—perfect for entertaining or cozy family gatherings. Upstairs, you'll find the primary bedroom, a bonus room, a laundry room, two bathrooms, and two additional well-sized bedrooms. The primary bedroom stands out with its luxurious ensuite bathroom, walk-in closet, and private balcony. The bonus room offers flexible space for an office, playroom, or extra living area, and the laundry room is conveniently located on this level. 2 other good size bedrooms which share a common bathroom completes the upper floor. The FULLY FINISHED BASEMENT includes a side entrance, a spacious bedroom, a bathroom, , and a large living area with a huge window for natural light. Book your private showing today!**

Inclusions: **N/A**
 Property Listed By: **PREP Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123